



**TOWN OF LOS GATOS  
DEVELOPMENT REVIEW  
COMMITTEE REPORT**

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**MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING  
NOVEMBER 3, 2020**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on November 3, 2020, at 10:00 a.m.

**This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote. In accordance with Executive Order N-29-20, the public could only view the meeting online and not in the Council Chamber.**

**ROLL CALL**

Present: Sally Zarnowitz, CDD Planning; Roy Alba, CDD Building; Mike Weisz, PPW Engineering; Corvell Sparks, PPW Engineering; and Kenny Ip, SCCFD.

Absent: None

Staff: Sean Mullin, CDD Planning; Robert Schultz, Town Attorney; Tracy Staiger, SCCFD; and Robert Campbell, SCCFD.

**MEETING CALLED TO ORDER AT 10:00 AM**

**VERBAL COMMUNICATIONS**

- None.

**CONSENT ITEMS**

1. Approval of Minutes – October 27, 2020

**MOTION:** Motion by Mike Weisz to approve the consent calendar. **Seconded** by Kenny Ip.

**VOTE:** Motion passed unanimously 4-0.

## PUBLIC HEARINGS

1. 112 Olive Street

Architecture and Site Application S-20-014

Requesting approval for construction of an addition to a single-family residence to exceed the floor area ratio (FAR) and with reduced setbacks on nonconforming property zoned R-1D. APN 410-15-019.

PROPERTY OWNER: Mark and Christy Boskovich

APPLICANT: Jay Plett Architect

PROJECT PLANNER: Sean Mullin

The project planner presented the staff report.

Opened Public Comment.

Jay Plett

He is the applicant and architect for the project speaking on behalf of the request. He states that they are compatible with all requirements for this setback. He is available to answer questions.

Closed Public Comment.

**MOTION:**                    **Motion by Roy Alba** to approve with required findings and recommended conditions of approval. **Seconded by Corvell Sparks.**

**VOTE:**                    **Motion passed unanimously 4-0.**

1. 55 Rogers Street

Architecture and Site Application S-17-008

Requesting approval for demolition of an existing single-family residence, construction of a new single-family residence, and removal of a large protected tree on property zoned R-1:20. APN 529-33-056.

PROPERTY OWNER: Tuquan Nguyen and Angelina Doan

APPLICANT: Terence Szewczyk

PROJECT PLANNER: Sean Mullin

The project planner presented the staff report.

Opened Public Comment.

Terence Szewczyk

He is the applicant for the project speaking on behalf of the request. He states that they are wanting to widen out this space for fire department turnaround. He answered concerns received by neighbors with upgraded site logistics and construction management plan. He states that there would be orange re-routing traffic signage with a phone number to help oncoming traffic if there are spacing issues. Secondly, they can put cones to block construction traffic access to Mr. McEvoy's driveway. Lastly, the southeast corner of property has a 16-foot roadway easement and they could use that to deliver some materials. The architect is available to answer any architectural questions.

Dennis McEvoy

He is the neighbor at 81 Reservoir Road. His biggest concern is the access to his garage and the ability to get in and out of it. He would be willing to move a cone if that is the solution. The driveway is shared, and it is only 13-ft wide. He is concerned about construction parking on the shared driveway blocking his access to his garage. He states a solution to this would be not to allow construction parking in the shared driveway. Another issue is the retaining wall that is not currently in place and there are no approved plans. He is asking that no further work be done on this project until the retaining wall is approved and put in place.

Suzanne Cochran

She is a neighbor at 60 Rogers Road. She has similar concerns to Dennis McEvoy in terms of parking and access to the driveways on Rogers Road. She is looking for clarification on the access easement at 60 Rogers and if they intend to use her driveway beyond the easement.

Carol Mellberg

She is a neighbor at 60 Kimble. She is concerned about access to her house. She is worried about the waterway under Kimble being flooded due to construction work. She is worried about the road being blocked. She is worried about construction trucks falling off the side of Rogers Road. She is also concerned about the house that has been sitting for five years and wants the rodent problem addressed.

Terence Szewczyk

His closing comments are as follows: Referring to Mr. McEvoy's concerns, there is no intention of using his driveway during construction and the cones would keep construction traffic off of his driveway. He has suggested temporary "No Parking" signs on both sides of the driveway to help eliminate parking on the driveway. Regarding the retaining wall construction, he understands that building permit plans have been submitted to the Town. If required that the retaining wall be complete first, that is a reasonable condition to impose. Regarding Mrs. Cochrane's concerns, her driveway was included in the easement. He could offer the same cone program to keep construction traffic out of her driveway. For Ms. Mellberg's concerns, while they need some access on Kimble, he can ensure construction vehicles do not block her gate and will not block the drainage.

Closed Public Hearing.

Committee members discussed the matter.

Mike Weisz

Referencing conditions 67 and 68: These conditions prohibit blocking driveways and require a construction management plan sheet delineating the construction vehicle parking plan and notice to neighbors of any upcoming closures.

Sean Mullin

The retaining wall Building permit has been submitted and is currently under review. A condition of approval for the A&S can be added that the retaining wall Building permit be finalized prior to issuance of the permits for the house.

Public Hearing Reopened.

Terence Szewczyk

He states that they would accept the condition that the retaining wall be built before issuance of the permits for the house.

Dennis McEvoy

He agrees with the condition that the retaining wall be built prior to issuance of the permits for the house. The demolition activities involve heavy trucks on the undermined portion of the driveway. He would like the condition to be that the retaining wall be completed prior to issuance of the Demolition permit for the house.

Thomas Upson

His concern with Rogers Road is that the road be kept clean throughout the project. It needs to be cleaned daily so there is no debris left behind.

Terence Szewczyk

He agrees to a condition of approval for the A&S that the retaining wall Building permit be finalized prior to issuance of the Demolition permit for the house. Regarding keeping Rogers Road clean, that is included in the conditions already in the typical best management practices.

Closed Public Hearing.

Committee members discussed the matter.

Mike Weisz

Condition of Approval 77: Good housekeeping – Requires that the jobsite and the adjacent right-of-way be kept clean at all times. The alternative to that could be penalties or required maintenance at the applicant's expense.

**MOTION:**                    **Motion** by **Mike Weisz** to approve with required findings and recommended conditions of approval and the additional condition requiring finaling of the retaining wall Building permit prior to issuance of the Demolition permit for the house. **Seconded** by **Kenny Ip**.

**VOTE:**                    **Motion passed unanimously 4-0.**

**OTHER BUSINESS**

- None.

**ADJOURNMENT**

The meeting adjourned 10:46 AM

This is to certify that the foregoing is a true and correct copy of the minutes of the November 3, 2020 meeting as approved by the Development Review Committee.

Prepared by:

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/s/Sally Zarnowitz, AIA, LEED AP, Planning Manager